

## MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Recessed Meeting

May 13, 1948  
2:00 P.M.

Council Chamber, City Hall

The meeting was called to order, with Mayor Miller presiding.

## Roll Call

Present : Councilmen Glass, Thornberry, Johnson, Bartholomew,  
Mayor Miller.

Absent : None

Present also: W. T. Williams, Jr., Tax Assessor and Collector;  
Rickey Key, Howard Bull, and L. Theo Bellmont, members of Tax Board of  
Equalization.

J. W. Saxon - 404 West 26th Street

Mr. Saxon said that he felt the value put on the lot for corner influence was too great and that his lot is a short lot, which he feels should be given some consideration. Mr. Saxon said that he wanted to point out that because his lot is next door to the Seton Infirmary and Nursery Home he can't sell it for as much as though he was not adjoining this charitable hospital and home. He also pointed out that he is abutting a 10 foot public driveway. The Council told Mr. Saxon they would check this and give him an answer in a few days.

John F. Butler - Lots 10,11,12, Block 126,  
305 West 11th, 309 West 11th

Mr. Butler stated that his home has a 79 foot front. He pointed out that the same piece of property built at the same time, next door to each other--one of them is \$173.00 a front foot and the other is \$95.00 a front foot. Mr. Williams explained that the property at the corner of 11th and Guadalupe is figured at \$150.00 a front foot for a part of it and \$130.00 for the rest of it. He said that the inside lot is figured at

\$130.00 a front foot. He explained that in arriving at the front foot value Mr. Butler did not take into account the corner influence nor the depth factor. Mr. Butler said that his sidewalk on the Guadalupe side is a picnic ground for tin cans all day long. The Court House across the street makes it impossible for him to use the side entrance to his home because it is always blocked off by cars from the Court House. The Council told Mr. Butler that this would be restudied and looked over and a report given.

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Edward Clark, for  
H. E. Butt Grocery Company

Improvements at 2024 South  
Congress

Mr. Clark read a letter he had addressed to the City Council in which he pointed out that his client feels that the valuation of \$22,540 (assessed) for the improvements at 2024 South Congress is too high. He read a statement from J. H. Barrow to the effect that Mr. Barrow and Mr. Bob Austin built this building in 1940 at a cost of \$15,295.22. Mr. Clark continued to read the letter to the effect that by lease contract formerly negotiated between Austin & Barrow, and Simon Gillis, it was provided that at the end of the specified term, these improvements would become the property of Simon Gillis. Then, Mr. Clark stated that although the value of the improvements has increased, Mr. Butt has no chance to get the value of it since the building goes back to Mr. Gillis, the owner, when the time of the lease is up. He asked that the Council take this into consideration when arriving at the final valuation. The Council informed Mr. Clark that these improvements would be rechecked to see what can be done and would advise.

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Edward Clark, for  
Brown Securities Corp.  
and Herman Brown

Plat 8, Item 104, Brown Bldg;  
Plat 12, Items 23 and 24,  
Warehouse on W. 3rd; Plat 147,  
Item 57, home on Windsor Road;  
Plat 171-2, Item 3, acreage  
west of Exposition.

Mr. Clark read a letter addressed to the Council, pointing out that the Brown Building is on the tax rolls assessed valuation of \$51,870, whereas the land is carried on the books at \$43,349.28. He said that his client feels a fair full valuation would be \$77,805. Mr. Clark read further to the effect that the Brown Building originally cost \$411,229.44 for construction, and the building is assessed at \$398,150, making it have a full value of \$597,225, which he and his client feel is excessive. The Council stated that they would study this property.

Mr. Clark then presented his protest of the remainder of the protested property belonging to Herman Brown and the Brown Securities Corporation and the Council agreed to look it over.

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Edward Clark, for  
The American Publishing Co.

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200 West 7th Street, The  
American-Statesman Building.

Mr. Clark read a letter addressed to the Council, to the effect that The American-Statesman Building was built in 1936 and is carried on the books of the company at \$148,349.70, whereas the City has it valued for tax purposes at \$202,080. He said that it is the desire of his client to see this placed at a reasonable value, which he gave as \$99,000. Mr. Clark said that the machinery and equipment of the American Publishing Company was assessed for \$40,425, and is carried on the books at \$44,648. He said that the company had given depreciation of from 2% to 5% on machinery and equipment, with the exception of the air conditioning and heating equipment, which has been given 6-2/3% depreciation by the company. The Council told Mr. Clark that they would study this appeal.

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William Carssow, for  
Fred Adams

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7th and Guadalupe, home on  
Windsor Road, Warehouse at  
3rd and Lamar.

Mr. Carssow advised the Council that the old John Bremond home which Mr. Adams owns at 7th and Guadalupe was built in 1888. Mr. Williams stated that the house was given 60% depreciation. Mr. Carssow returned that the land is what his client is primarily interested in.

Mr. Carssow pointed out that starting at 7th Street all the way to 12th Street, the Aldridge property and the funeral home are the only two commercial places on the west side of the street that are not exempt from taxes. The only property that has been sold in this vicinity recently is the Community Chest, which sold for \$10,000. The Aldridge property was purchased in 1943 for \$43,000. Mr. Carssow said that his client feels that this piece of property does not have a normal situation because 7th Street divides at Guadalupe, making the street beside this property little more than an alley and the property does not have the advantage of normal traffic. The Council stated that they would leave this to the Board of Equalization to work out.

Mr. Carssow then took up the property on the corner of 3rd and Lamar Boulevard across from the Austin Bakery. The lots run north and south. Mr. Carssow pointed out that the front foot value of Lamar, which is \$125.00, was used, which he does not object to, but he does object to the depth factor of 104% given it, making a front foot unit of \$130.00. The Council told Mr. Carssow that this would be checked for errors.

Mr. Carssow then told the Council that Mr. Adams would like to have the City Tax Department send an appraiser to his home on Windsor Road and go over it with him. The Council assured that this would be done and made an appointment.

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M. H. Crockett  
and Miss Lynn Smith

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Map 120, Item 1; Map 120, Items  
3 and 8, South Congress; Map  
128, Items 2 and 8, South

Congress; Pecan Grove  
Addition, on Lamar Boulevard;  
between Barton Springs and  
Butler Road.

Mr. Crockett, together with his secretary Miss Lynn Smith and his attorney Coleman Gay, appeared before the Council to protest valuations placed on his property as outlined above, and a piece of property belonging to Miss Smith. Mr. Crockett particularly objected to the valuation on his property on South Congress, bounded by Barton Springs Road and Riverside Drive. He owns this whole triangle, with the exception of a tiny corner belonging to the Texas Company. He said that the whole thing was too high, but that a \$125 front foot value on Barton Springs Road is ridiculous. The Council assured Mr. Crockett that this would be closely rechecked.

Mr. Crockett stated that his property on Lamar Boulevard between Barton Springs Road and Butler Road is valued too high and that he feels some adjustment should be made. Miss Smith owns a piece of property here too. The Council told Mr. Crockett that this land was being studied as to front foot value now, and that he would be notified of any change there.

Mr. Crockett then took up various pieces of property on San Jacinto pointing out that they are all too high. He said that about 25 feet of the property on 19th where the Safeway Store is located, is in the creek, which should have some adjustment. He then said that the Nau Drug Store on the corner of 18th and San Jacinto has been incorrectly figured, inasmuch as the store was remodeled after January 1, 1947, and the valuation shows it as is after remodeling. He also objected to the valuation on 29th and San Jacinto. The Council told Mr. Crockett that they would go over and recheck all this property and that he would be advised.

Upon motion, seconded and carried, the meeting was then recessed, subject to call of the Mayor.

Approved: Tom Miller

MAYOR

Attest:

Helena M. Keller

CITY CLERK